



# **SAN BRUNO RECREATION & AQUATIC CENTER**

City Council Meeting

February 8, 2022



# AGENDA

1. Objectives
  - a) Provide Quarterly Construction Update
  - b) Request Council Authorization
2. Construction Update
3. Discussion of Action Items
4. Staff Recommendations
5. Comments and Questions



# Construction Update and Look Ahead Schedule



## ***PROJECT INFORMATION***



**Start Date:** September 2021



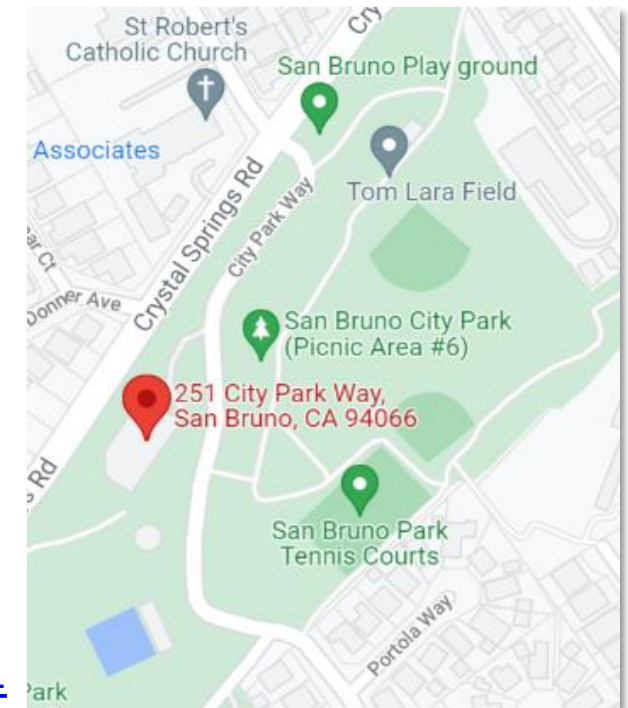
**Project Completion:** Fall 2023



**Estimated Cost Completed To Date:** 6.5%+ (January 2022)



**EarthCam Link:** [https://share.earthcam.net/RecCenterBuild/rec\\_center\\_build/camera/view\\_1](https://share.earthcam.net/RecCenterBuild/rec_center_build/camera/view_1)





# Construction Update and Look Ahead Schedule



## ✓ **COMPLETED TO DATE** (Through 01/28/22)

- Temporary Water Line Bypass
- Removal and Disposal of Old Water Line (Asbestos-Cement)
- Grading Work started
- Retaining Wall Work – (Removed the Block Wall)



**TEMPORARY WATER LINE  
BYPASS**



**OLD WATER LINE  
REMOVAL**



**RETAINING WALL  
WORK**



# Construction Update and Look Ahead Schedule



✓ **COMPLETED TO DATE (Through 01/28/22)**



**RETAINING WALL WORK**

# Construction Update and Look Ahead Schedule



## ✓ **COMPLETED TO DATE – RECAP Critical Activities**

- Notice To Proceed – September 2021
- Lathrop Processed Subcontractor Contracts (60+)
- Prepared Detailed Scheduled
- Contractor, Design Team, Construction Manager, Project Manager and City Staff (Community Services, Facilities, Utilities, Building and Parks) - Reviewed and Approved Critical Submittals
  - Schedule
  - Work Plan (Safety and Water Pollution Control Plan) - To Comply with Permit Conditions
  - Temporary Water Line Bypass, Soil Nail Wall (Retaining Wall), Geopier and Structural Steel Framing
  - Architectural, Mechanical, Electrical, Plumbing and HVAC System
  - Elevator, Kitchen & Gym Equipment, Building Locking System
  - Indoor and Outdoor Pool Equipment

# Construction Update and Look Ahead Schedule



## ✓ **COMPLETED TO DATE - Recap – Field Activities**

Month	Scheduled Activity	Coordination	Challenges	Completed
<b>September</b>	Mobilization, Clearing and Grubbing	Public Outreach	Permit Conditions	Completed On Schedule
<b>October</b>	Pool and Building Demo Abatement	HazMat Consultant	Hazardous Materials	Completed On Schedule
<b>November</b>	Gym Building Demo and Tree Removal	HazMat Consultant and Arborist	Hazardous Materials	Completed On Schedule
<b>December</b>	Temporary Water Line, and Start Retaining Wall	Consultant Arborist, Tribal Monitoring, Park's Events and City Staff	<b>RAIN</b>	<b>Delayed and Rescheduled To January</b>
<b>January</b>	Temporary Water Line, and Start Retaining Wall	Park and City Staff	Additional Tree To Remove. Wet Grade	Completed On Schedule

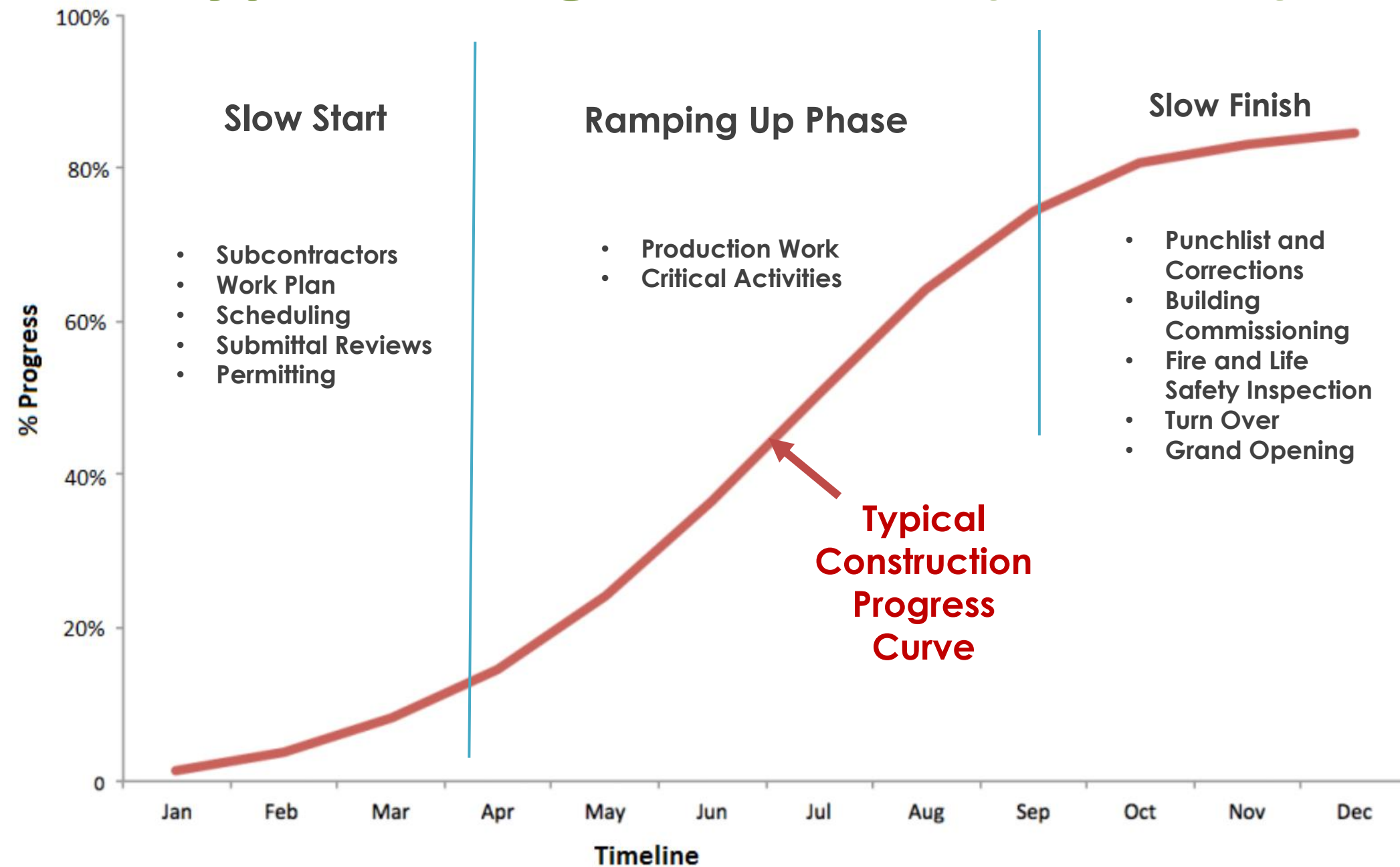


# Construction Update and Look Ahead Schedule



## *SCHEDULE UPDATE*

### *Typical Progress Curve (S-Curve)*

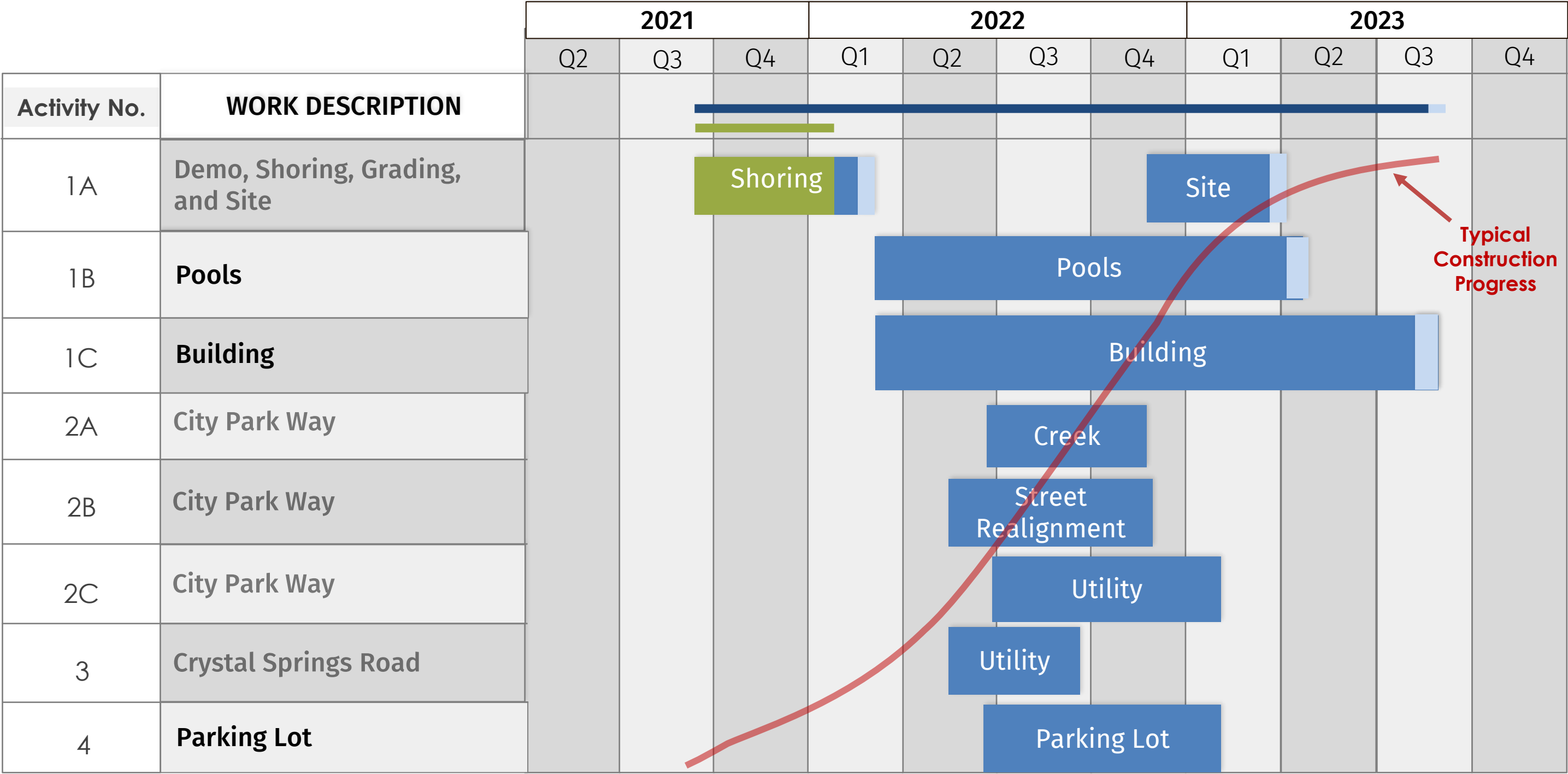




# Construction Update and Look Ahead Schedule



## *SCHEDULE UPDATE*



# Change Order Report



*Change Orders are usually generated by one or more of the following:*

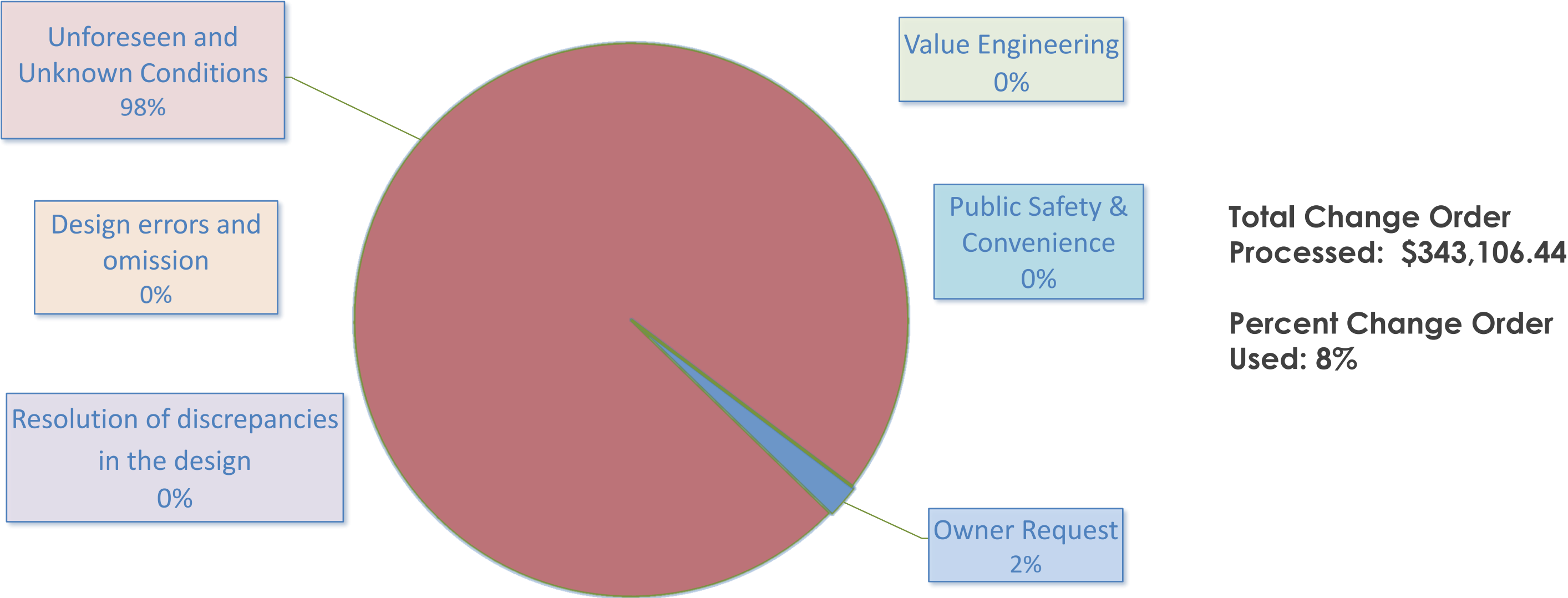
1. Owner request (a change in the Scope of Work)
2. Unforeseen and unknown conditions that weren't apparent at bid time (constructability, code and permit restrictions)
3. Value Engineering (the Contractor offers a better, safer and least expensive way to build and maintain)
4. Resolution of discrepancies in the design (RFI & ASI)
5. Public Safety and Convenience
6. Errors and omission



# Construction Update and Look Ahead Schedule



## *Processed Change Order Report*

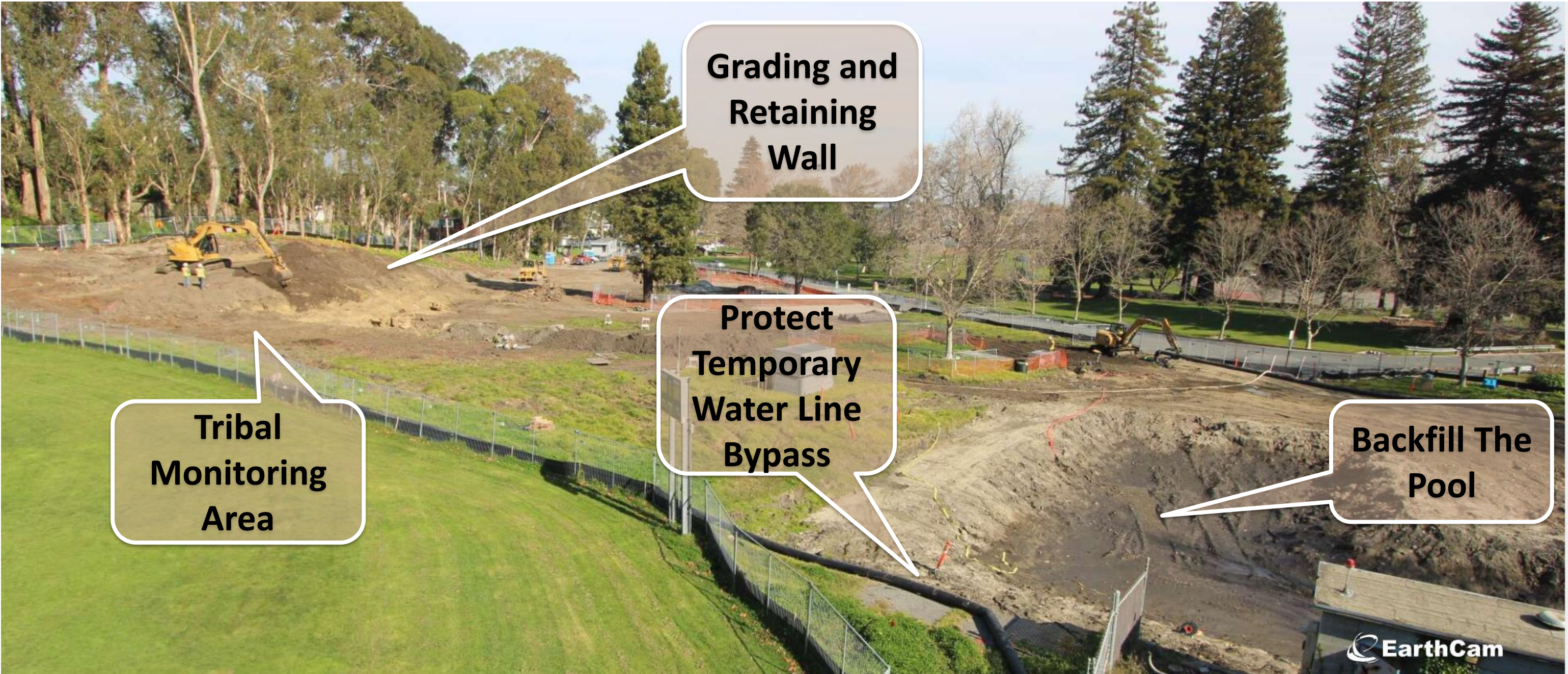




# Construction Update and Look Ahead Schedule



## *WHAT'S HAPPENING NEXT 30 DAYS?*







# Discussion of Action Items

## *Agenda*

- Project Background
- Discussion of Added Services Required
- Request for Council to Authorize Agreement Amendments
- Request for Appropriation of Funding

# Project Background

## PROJECT MANAGEMENT



2017

2018

2019

2020

2021

2022

2023

PROJECT INITIATION	PHASE I: CONCEPTUAL DESIGN	PHASE II: SCHEMATIC DESIGN AND CONSTRUCTION DRAWINGS, BIDDING	PHASE III: CONSTRUCTION
Community Services	City Manager's Office	Community Services / Public Works	Public Works
<b>Project Manager:</b> <ul style="list-style-type: none"> <li>Kerry Burns (2017)</li> </ul> <b>Task:</b> <ul style="list-style-type: none"> <li>RFQ/RFP Release</li> </ul>	<b>Project Manager:</b> <ul style="list-style-type: none"> <li>Connie Jackson (2017-18)</li> <li>Jovan Grogan (2018-19)</li> <li>Joanne Magrini (2019-20)</li> </ul> <b>Consultants:</b> <ul style="list-style-type: none"> <li>Group 4 - Architects</li> <li>Audree V. Jones-Taylor (Business Plan)</li> </ul>	<b>Project Manager:</b> <ul style="list-style-type: none"> <li>Joanne Magrini (2020)</li> <li>Audrey-Jones-Taylor (2020)</li> <li>Ann Mottola (2020-21)</li> <li>Jimmy Tan/Hae Won Ritchie (2021)</li> </ul> <b>Consultants:</b> <ul style="list-style-type: none"> <li>Group 4 – Architects</li> <li>Griffin – Construction Manager</li> <li>Good City – Planning, Environmental</li> </ul> <b>Public Works:</b> <ul style="list-style-type: none"> <li>Jimmy Tan - Bidding</li> <li>Hae Won Ritchie – Award</li> </ul>	<b>Project Manager:</b> <ul style="list-style-type: none"> <li>CPM Associates – Rod Macaraeg (2021 – Present)</li> </ul> <b>Consultants:</b> <ul style="list-style-type: none"> <li>Group 4 – Design Construction Support</li> <li>Griffin – Construction Manager</li> <li>Good City – Permit Coordinator</li> <li>CPM Associates, Inc. – City Project Manager</li> </ul>

### ENVIRONMENTAL REQUIREMENTS & DESIGN CHANGES

- Agreements (to cover Phase III)
  - G4 Architects
  - Griffin Structures
  - Good City Company

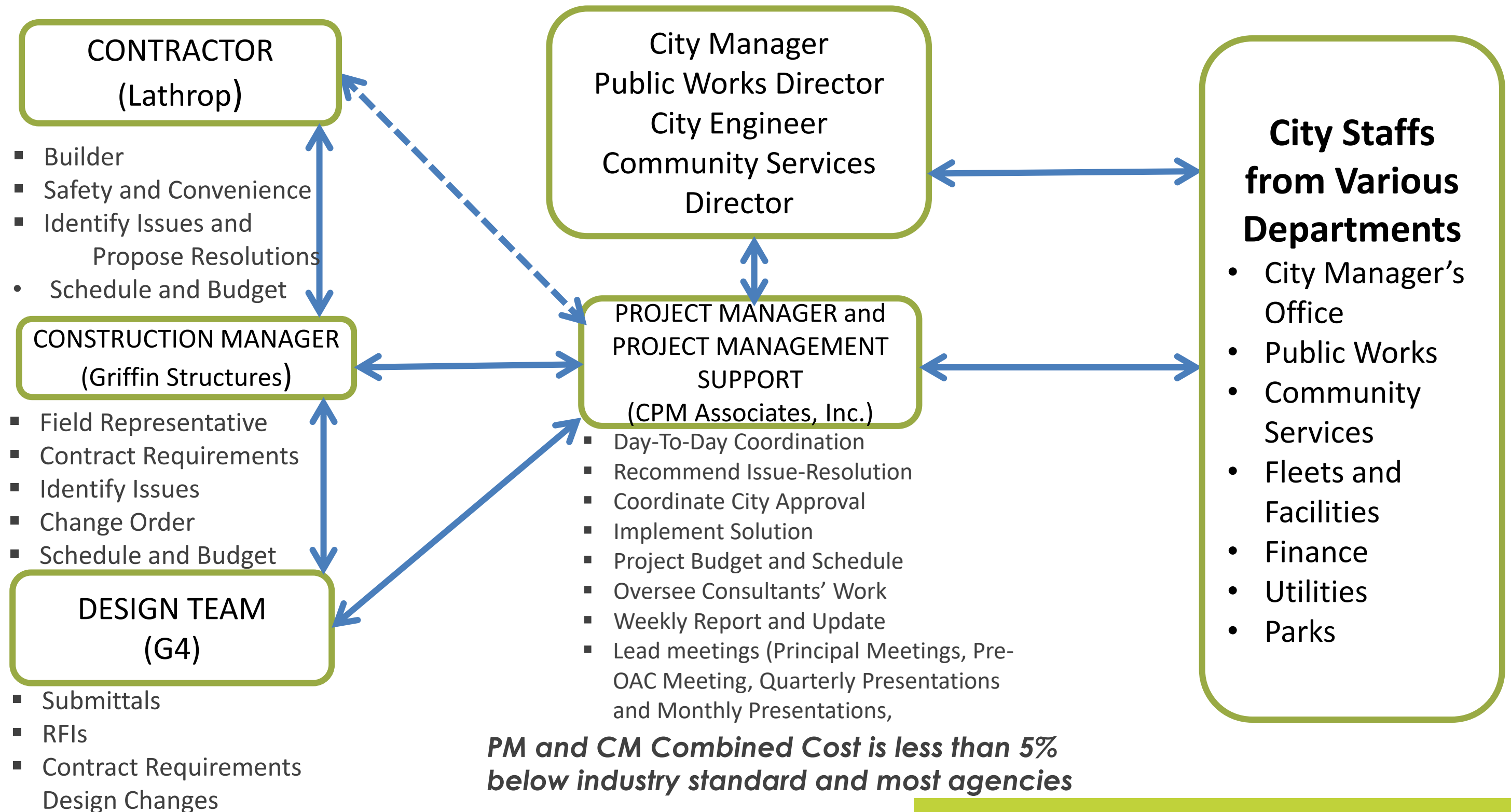




# Added Services Required (Design)

- Permitting
- Environmental Clearance
- Coordination and Studies During Design
- Architect and Consultant Support
  - ☐ Group 4
  - ☐ Good City Company

# Project Roles & Responsibilities (Construction)





# Agreement Amendments



FIRM NAME	CURRENT AUTHORIZED AGREEMENT	APPROVED BUDGET (JUNE 8, 2021)	TOTAL REVISED AGREEMENT AMOUNT	DIFFERENCE
Group 4 Architects	\$5,839,288	\$6,484,371	\$6,585,350	\$100,979
Griffin Structures	\$929,000	\$1,279,000	\$1,279,000	\$0
CPM Associates	\$75,000	\$0	\$935,250	\$935,250
Total				\$1,036,299

# Budget Savings



FIRM NAME	APPROVED BUDGET (JUNE 8, 2021)	PROPOSED BUDGET	SAVINGS
<b>Environmental Compliance</b>	<b>\$82,500</b>	<b>\$19,300</b>	<b>\$63,200</b>
Geotechnical, T&I, Waterproofing, <b><u>Commissioning</u></b> Services	<b>\$486,262</b>	<b>\$436,262</b>	<b>\$50,000</b>
<b>Temporary space during construction</b>	<b>\$375,000</b>	<b>\$100,000</b>	<b>\$275,000</b>
<b>Total</b>			<b>\$388,200</b>



# Budget Augmentation



FIRM NAME	APPROVED BUDGET (JUNE 8, 2021)	PROPOSED BUDGET	REQUESTED AUGMENTATION
Fees / Administration / Business Plan	\$373,573	\$765,000	\$391,427

What is included in this line item?

- Postage, Reproduction for Notices, Bid Advertising Costs
- Permits Fees (CDFW, USACE, USFWS, RWQCB, Building plan check, green building)
- CEQA Filing Fees
- Legal Fees
- Traffic Engineering Services
- Planning Services
- Preparation of the Business Plan
- Staff
- Timelapse Camera

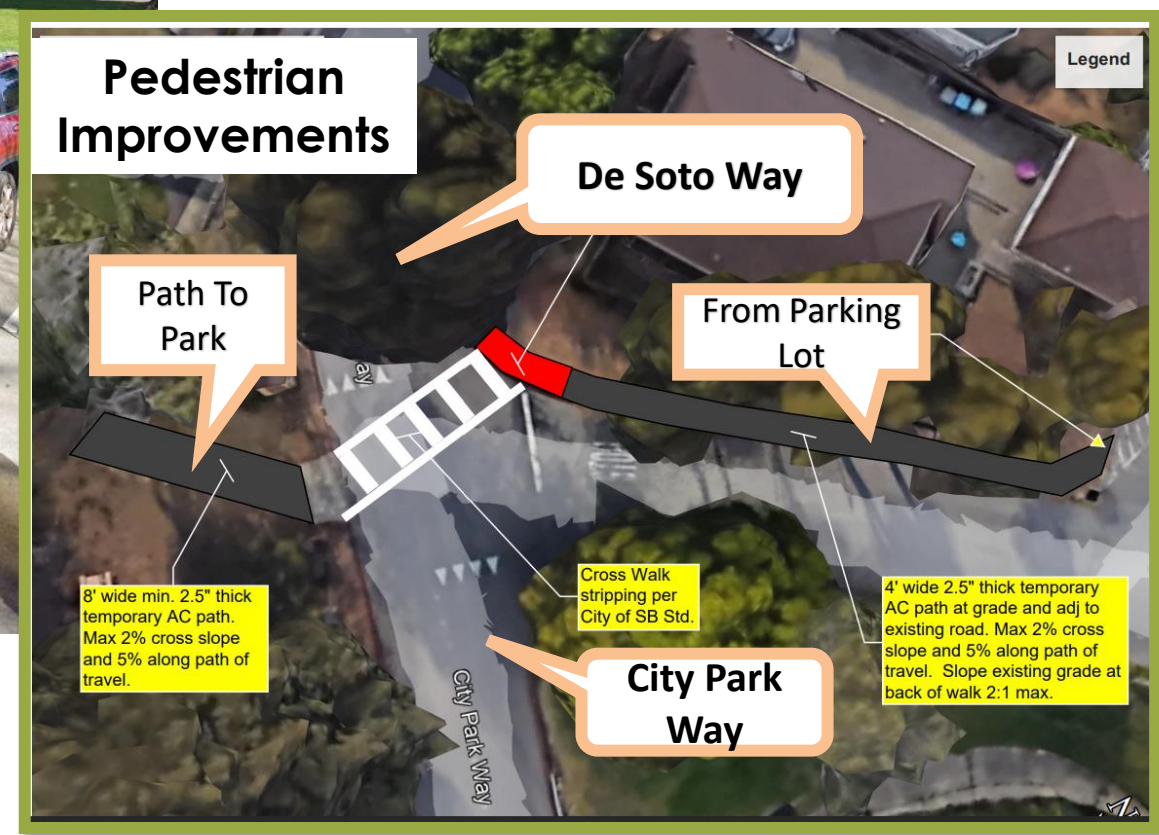
# Staff Recommendations



- Request Council To
  - ☐ Appropriate Project Budget
    - ☐ Audree V. Jones-Taylor – Project Management and Business Plan
    - ☐ Good City Company – Regulatory Permit Coordination (Biological, Historical, Cultural and Archaeological Protection and Conservation Requirements)
  - ☐ Authorize Amendments of Consultant Agreements
    - ☐ Group 4 – Design Support During Construction
    - ☐ Griffin Structures – Construction Management
    - ☐ CPM Associates – Project Management and Construction Coordination
  - ☐ Authorize \$1,039,456 of Construction Contingency to Fund Amendments



# Funding for Construction







# Staff Recommendations

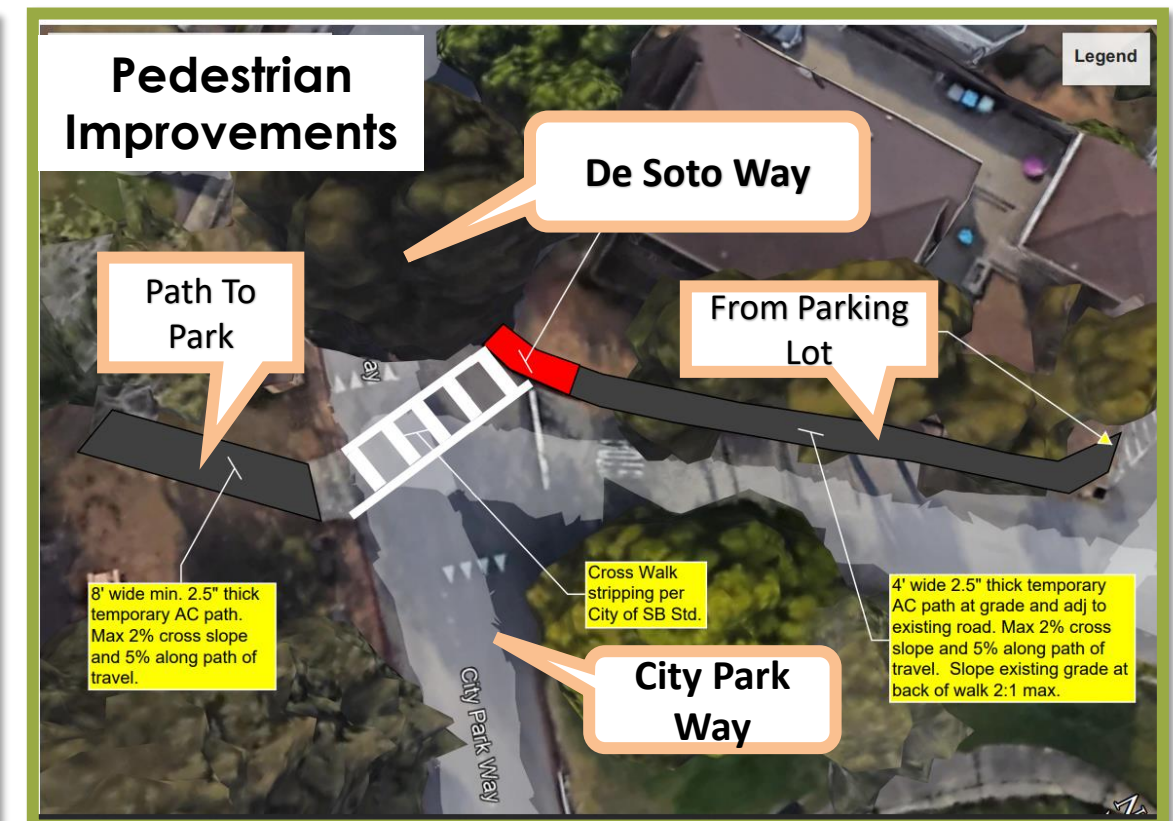
- Request Council To:
  - ❑ Project Budget Adjustment To Appropriate \$560k
    - ❑ Water Fund - Water Related Work Contingency, Fair Share Costs, and Temporary Water Line Bypass
    - ❑ Sewer Fund – Sewer Related Work Contingency and Fair Share Costs
    - ❑ Park In-Lieu Fund – Sidewalk Improvement



**New Water Pipes**



**New Sewer Pipes**



**Sidewalk Improvement**



# THANK YOU

[sanbruno.ca.gov/RecCenterBuild](https://sanbruno.ca.gov/RecCenterBuild)

# Project Budget Adjustments



Project Budget	6/8/21 CC Approved Budget	Proposed Budget Amount	Proposed Augmentation (Savings)
Design (Group 4)	\$ 6,484,371	\$ 6,585,350	\$ 100,979
Environmental	\$ 82,500	\$ 19,300	(\$ 63,200)
Project Manager (CPM)	\$ 0	\$ 432,150	\$ 432,150
Construction Coordination Support (CPM)	\$ 0	\$ 503,100	\$ 503,100
Construction Management (Griffin Structures and CPM Associates)	\$ 1,279,000	\$ 1,279,000	\$ 0
Geotechnical, T&I, Waterproofing, Commissioning Services	\$ 486,262	\$ 436,262	(\$ 50,000)
Construction Contract (Lathrop)	\$ 43,031,000	\$ 43,031,000	
Contingency (10.9% – 8.5%)	\$ 4,687,046	\$ 3,647,590	\$ 1,039,456
Lara Field Parking Lot	\$ 1,161,953	\$ 1,161,953	
Traffic signals, Sewer, Water, Sidewalk, CityNet Fiber	\$ 850,000	\$ 1,410,000	\$ 560,000
Temporary space during construction	\$ 375,000	\$ 100,000	(\$ 275,000)
Furniture Fixtures and Equipment	\$ 1,013,000	\$ 1,013,000	
Electronic systems and special equipment	\$ 25,000	\$ 25,000	
Utility company connection and services	\$ 131,523	\$ 131,523	
Fees / Administration / Business Plan	\$ 373,573	\$ 765,000	\$ 391,427
Approximate Total Project Cost	\$ 59,980,228	\$ 60,540,228	\$ 560,000



# Staff and Consultant Roles and Responsibilities



R	Responsible
A	Accountable
C	Consulted
I	Informed

TEAM MEMBERS & TASKS	PUBLIC WORKS DIRECTOR	CITY ENGINEER	CITY PROJECT MANAGER	CONSTRUCTION MANAGER	CONTRACTOR	CLIENT/ END USER	ARCHITECT/ ENGINEER	BUILDING DEPARTMENT	FACILITY MAINTENANCE	FINANCE DEPARTMENT	CITY MANAGER'S OFFICE
Construction Contract Requirements	I, C	I, C	R	A	A		A				I, C
Building Code Requirements	I, C,	I, C	I, C, R	R	A		I, A	A			
Regulatory Permits Requirements	I, C	I, C	R	R	A	I	I, A				
Design Change Coordination	I, C,	I, C	R	R	A	C	I, A	I, C	I, C		I, C
End User Operational Changes	I, C	I, C	R	A	A	C	I, A		C		I, C
Permit Requirements Coordination	I, C	I, C	R	A	A	I		I			
Contract Change Order	I, C	I, C	R	A	A	C	I			I	I, C
Furniture, Fixture & Equipment Procurement	I, C	I, C	R	I, C, R	A	R	A	I	I, C	I, C	I
Budget Monitoring	I, C	I, C	R	R	A	I				I	I, C
Additional Funding Request	I, C	I, C	R	A	A	C				I	I, C
Public Safety and Convenience	I, C	I, C	R	A	A	I	I, C, R	I, C			I
Public Outreach	I, C	I, C	I, R	A	R	I		I			I, C, A